

# TE KŪITI BUILDING PLATFORM SUITABILITY LAYERS

This colour and pattern identifies Building Platform Suitability B on the Planning Maps



Council is required by both national and regional direction to manage subdivision and development in areas which might be at risk from natural hazards. To do this, the new district plan adopts a risk-based approach by identifying the location, potential scale and likelihood of a natural hazard event and its possible consequences. The risk that a natural hazard poses to the community depends on its nature, magnitude and extent, the anticipated frequency of occurrence and the vulnerability of the environment to the hazard. In Te Kūiti, the new district plan manages the location of buildings by identifying and mapping:

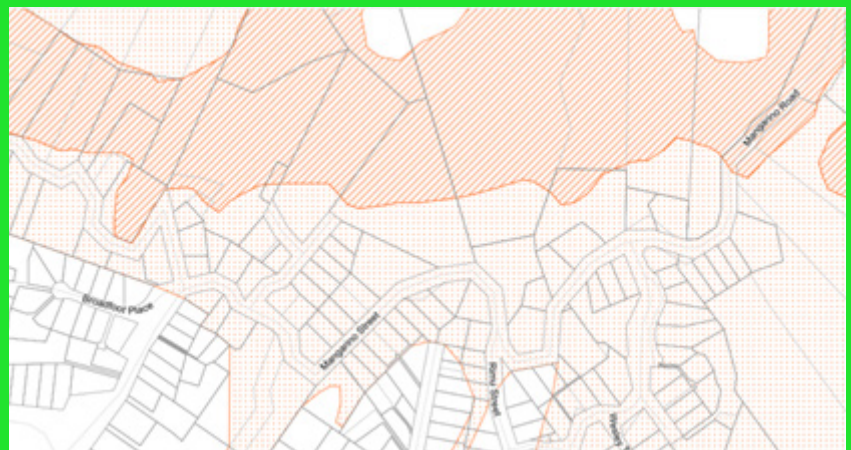
- Building Platform Suitability A (BPS-A) the area identified on the planning maps that has a high propensity to either generate, or be affected (inundated) by landsliding
- Building Platform Suitability B (BPS-B) the area identified on the planning maps that has a medium propensity to either generate, or be affected (inundated) by landsliding
- Building Platform Suitability C (BPS-C) the flood-plain area identified on the planning maps for 100 year ARI events (current climatic conditions) with rainfall projected to a 2120 future time horizon based on RCP 8.5

These areas were identified by specialists in natural hazard risk management. The reports for BPS can be found [here](#)

## How are the draft rules different from the current rules?

- The current rules are very strict. The current district plan refers to these areas as the “Te Kūiti Hazard Areas A and B”. The areas are mapped based on a technical bulletin from 1979 (revised in 1999)
- Because technology has improved, the new maps are far more detailed. This means some properties no longer have restrictions on them, while others may have changed in status
- Under the current district plan rules in Te Kūiti Hazard Area A all new buildings (even small accessory buildings) are non-complying activities and must apply for a resource consent
- Under the current rules in Te Kūiti Hazard Area B, all new buildings are discretionary activities and must apply for a resource consent
- The draft rules offer more leeway for some activities in each of the new BPS areas
- Te Kūiti Hazard Area B also includes some limited flood prone areas. This has been replaced in the new plan by BPS-C and a high risk flood zone. There is more information about these areas later in this factsheet

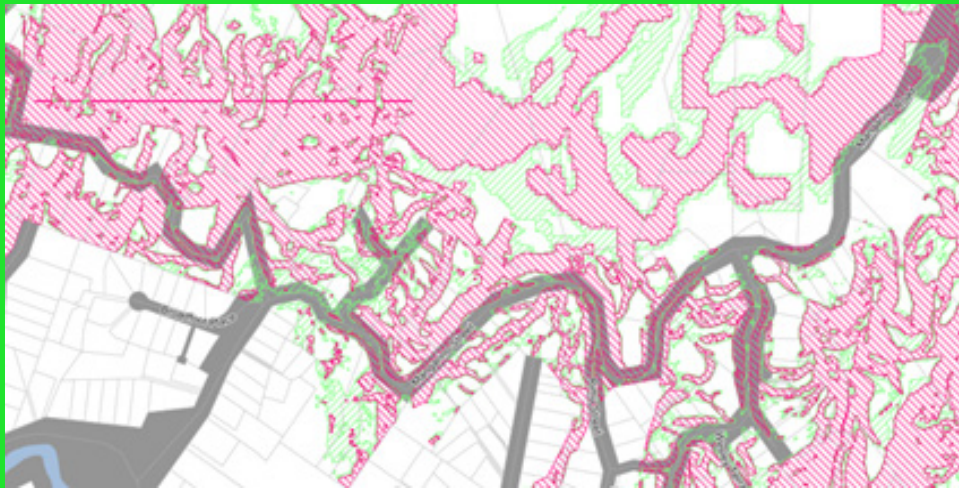
## Below: The current district plan hazard areas A and B



Read more about the Te Kūiti Building Platform Suitability Layers on the next page



**Below: The new district plan BPS-A and B**



**What activities can I undertake on my property?**

- The current district plan requires resource consent applications to demonstrate how hazards will be avoided, remedied or mitigated and there are specific information requirements for Te Kūiti Hazard Area B
- The draft rules also have information requirements which must be provided with some resource consent applications
- Your application must also comply with the zone rules

**What about the high risk flood zone?**

- The high risk flood zone is an area where the depth of flood water in a 1% Annual Exceedance Probability (AEP) flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, which is considered to put the community at an unacceptable (or intolerable) level of risk in terms of the potential for loss of life, injury or serious damage to property
- Most of the high risk flood zone is reserve, but there are a few buildings in this area. Subdivision and new activities within the high flood risk zone are carefully regulated
- Please contact Waitomo District Council staff if you have any further questions about this flood zone

Building Platform Suitability A (BPS-A)	Building Platform Suitability B (BPS-B)	Building Platform Suitability C (BPS-C)
Minor earthworks will need a resource consent	Minor earthworks within limits are permitted	Minor earthworks within limits or earthworks to create a suitable building platform are permitted
Any addition to an existing building or construction of a new relocatable building needs a resource consent	Any addition to an existing building or construction of a new building will need a resource consent	Small additions to existing dwellings are permitted
Construction of a non-relocatable building is a non-complying activity		Subject to your zone's rules, relocatable accessory buildings no more than 30 m2 in size and shipping containers are permitted for non-habitable purposes.
		New dwellings are permitted but the building or building platform must meet height requirements
		These rules do not apply to commercial and industrial premises

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)



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